



CITY OF HAYWARD AGENDA REPORT

Planning Commission

Meeting Date 09/06/01

Agenda Item 5

TO: PLANNING COMMISSION

FROM: Norman Payne, Survey Engineer

SUBJECT: PROPOSAL TO CONVEY SURPLUS PROPERTY PARCEL 108 TO THE ADJOINING PROPERTY OWNER Located on Fairview Avenue: Former Water Tank Site

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Find that the proposed sale is categorically exempt from C.E.Q.A.;
2. Find the sale is not in conflict with the General Plan; and
3. Recommend to the City Council the sale of Surplus Parcel No. 108 to the adjoining owner.

DISCUSSION:

The property is currently under the jurisdiction of Alameda County; however, it is within the City's "sphere of influence," so may, at some future point, be annexed to the City. The City acquired the parcel in 1953 as a portion of a larger parcel from Castle Homes for one of two water tank sites serving the Castle Homes area. The tank was removed in 1993. The property consists of 8,992± square feet of land in the unincorporated area along Fairview Avenue. The parcel is rectangular-shaped and measures approximately 180 feet long and approximately 62 feet wide and includes approximately 8,992± square feet. Per Alameda County Zoning Ordinance, this parcel cannot be independently developed based on minimum lot size requirements for that area, which is five acres.

The City has recently received from the adjoining property owner an 'Offer to Purchase' the subject parcel. This adjoining property abuts subject parcel on two sides (see attached vicinity map). The Offer to Purchase identified a purchase price of \$9,000.00, which staff has reviewed and found to be fair and reasonable. This parcel is primarily beneficial to this adjoining owner and sale of the property would return it to the tax rolls. Conveyance of this property would also eliminate all City liability and any obligation to maintain the site. A condition of purchase will be that the parcel will be merged with the buyer's parcel, which will eliminate the nonconforming parcel.

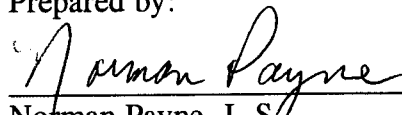
GENERAL PLAN:

The City of Hayward's General Plan designates this parcel as Residential, Rural Estate Density (0.2-1.0 dwelling unit per net/acre). Therefore, merging subject sub-standard parcel with the adjoining parcel will render it in conformance with the General Plan designation. This designation is consistent with the County's Fairview Specific Plan.

ENVIRONMENTAL REVIEW:

Sale of surplus real property is categorically exempt from the provision of California Environmental Quality Act (CEQA), pursuant to Section 15312, "Surplus Government Property Sales;" thus, no environmental action is required.

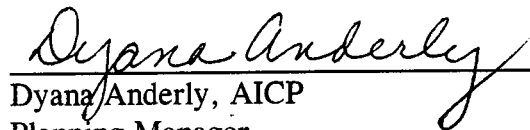
Prepared by:



Norman Payne, L.S.

Survey Engineer

Recommended by:



Dyana Anderly, AICP

Planning Manager

Attachments: Vicinity Map
Plat Map

ASSESSOR'S MAP 85A

RANCHO SAN LORENZO
(G. Castro)

Code Ared Nos. 59-030

REV. 4-5-49 J.
REV. 10-17-49

6200

Scale: 1"=100'

Pg. 4

Rmk. 5-68 N.N.
6-68 N.N.
6-68 N.N.

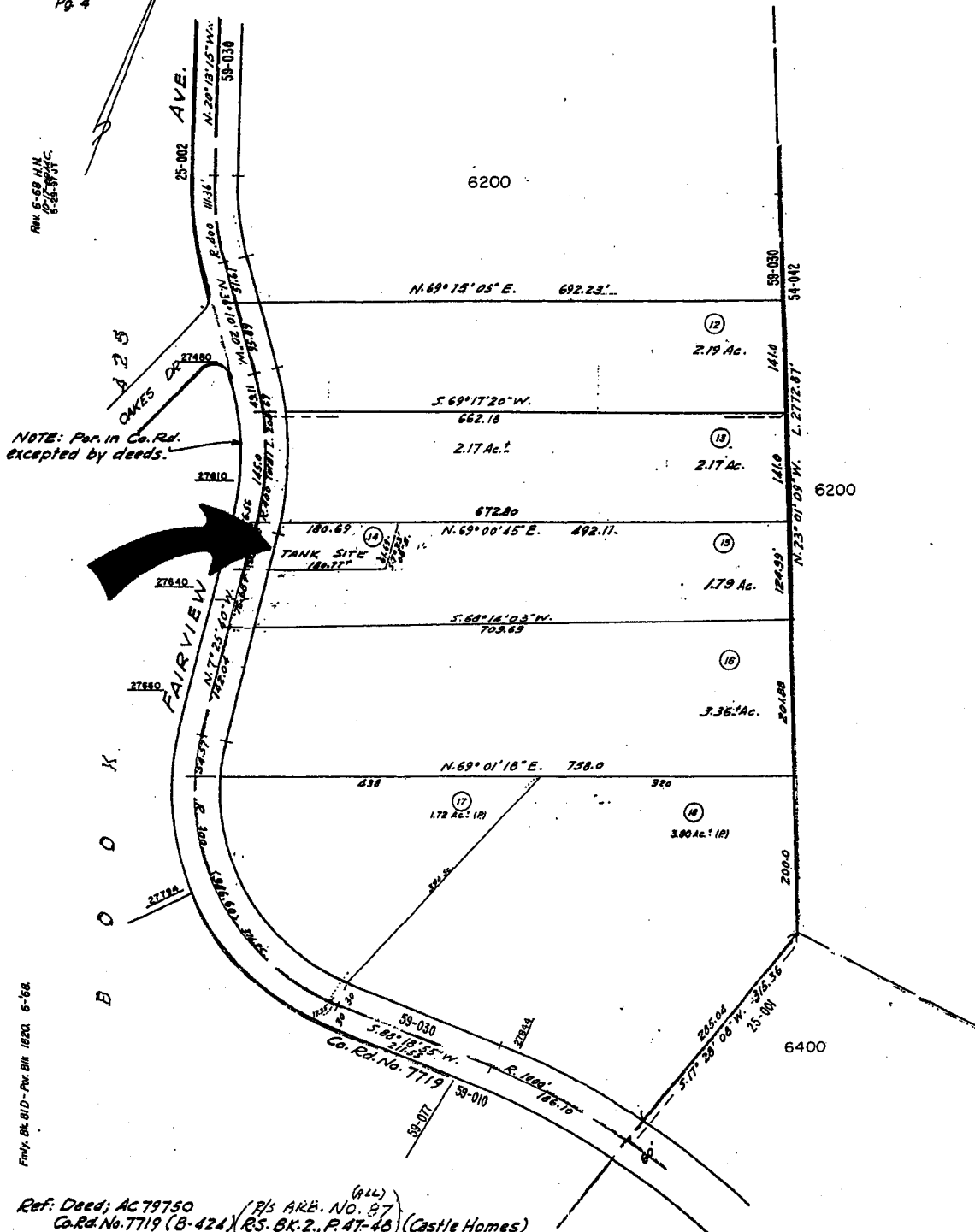
NOTE: Per. in Co. Rd.
excepted by deeds.

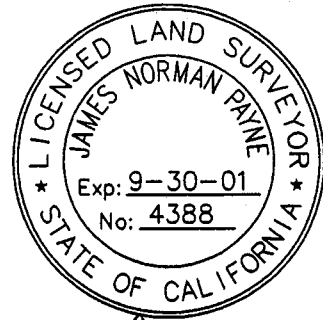


Fin. 84-810-Proc. Bk. 1820, 6-68.

Ref: Deed; AC 79750
Co. Rd. No. 7719 (8-424) (R/S ARE. NO. 27)
A.C.M. 14. (RS. BK. 2, P. 47-48) (Castle Homes)

VICINITY MAP





Norman Payne

NORMAN PAYNE
L.S. 4388
LICENSE EXPIRES 9/30/01

FAIRVIEW AVENUE
(COUNTY ROAD NO. 7791)
OAKS DRIVE

CURVE DATA		
RADIUS	DELTA	LENGTH
1. 430	1°50'00"	13.759
2. 400	0°56'24"	6.562

PATTI, ANTHONY J. & JOYCE A.
77-09557

CITY OF HAYWARD
AH-112563

N80°30'E (R)

N82°20'E (R)

30
30
30.69
55.145
30.86
S72°40'E
P.O.B.

N69°00'45"E

150.00

N72°40'W

47.914

S69°00'43"W

AREA=8992 sq.ft.
0.21 acre

GORDON, WALTER B. &
MARGARET M.
90-110957

= SURPLUS PROPERTY

CITY OF HAYWARD
ENGINEERING DIVISION

DRAWN BY: BDS	DATE 8-22-01
CHECKED BY: JNP	SCALE: 1"=60'
APPD. BY	APPROVED
CITY ENGINEER	DIR. PUBLIC WORKS

SURPLUS
PROPERTY
PARCEL NO. 108

DWG. NO. 01008

FILED

SHT. 1 OF 1

REV DATE BY